



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601

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TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Site Plan Amendment – Air Brake Crosswalk, 748 Starbuck Ave

DATE: February 21, 2014

Request: Amendment of Site Plan Approval to allow the relocation of the crosswalk leading from the parking lot at 750 Pearl St, parcel 4-15-102, to the NY Air Brake southeast entrance, 748 Starbuck Ave, parcel 4-09-102

Applicant: Brian Jones, Aubertine & Currier

Proposed Use: Parking lot

Property Owner: General Signal Corp and JCIDA

Submitted:

Property Survey: No	Preliminary Architectural Drawings: Yes
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: Yes	Construction Time Schedule: No
Landscaping and Grading Plan: No	Description of Uses, Hours & Traffic Volume: No

SEQRA: Unlisted

County Review: No

Zoning Information:

District: Heavy Industrial	Maximum Lot Coverage: N/A
Setback Requirements: N/A	Buffer Zone Required: N/A

Project Overview: In June of 2013, the applicant received Site Plan Approval for the construction of a loading dock and small building addition. As part of the project, a new walkway was constructed to provide pedestrian access across the new driveway. The applicant now proposes to shift the crosswalk to west, to avoid conflict between pedestrians and trucks attempting to access the loading dock. A new ADA compliant ramp will be constructed to provide access from the parking lot to the new crosswalk, which sits several feet below the grade of the lot.

Signal: The button-activated traffic signal was installed by the city in 1990, apparently at the request of union representatives. The equipment is nearly obsolete and should not be re-used for the new signal. The city will remove the existing equipment to use for spare parts, and the applicant will be responsible for installing new equipment.

The applicant should consider signal alternatives other than a replacement in kind of the existing button-activated light. Based on available traffic information, a mid-block signal is not warranted in this location. The applicant must provide a traffic study and signal plan for approval by the City Engineer.

Drainage & Grading: Existing and proposed grading for the new sidewalk and for the area affected by the driveway removal needs to be shown on the plan. Grading for the parking lot should be shown in the area of the new crosswalk and old driveway so that changes to these features can be assessed for their impact on the parking lot drainage.

General: The plan needs to depict the Pearl Street margin lines.

The applicant must replace the curbing at the old driveway cut to be removed. A detail for the concrete curb and must be provided.

The curbing at the new crosswalk will also need to be replaced to city standards, with a maximum ¼” reveal at the ramps. A curb wipe down detail must be provided, as well as a sidewalk detail.

The applicant should consider paving the small wedge of grass between the loading dock and the new crosswalk, on the west side of Pearl Street.

The existing crosswalk signage should be shown on the site plan.

If the eastern signal pole is removed, the nearby light pole will need a new electric service; the applicant must depict the location of this service.

The site plan must be stamped and signed by a NY licensed PE or Architect.

The applicant must obtain the following permits prior to construction: General City Permit for work in the right-of-way.

Summary:

1. The applicant shall provide a traffic study and crossing signal plan for approval by the City Engineer prior to issuance of a General City Permit.
2. The applicant shall coordinate removal of the existing signal with Public Works.
3. The applicant shall depict existing and proposed grading for the new sidewalk, driveway removal, and nearby parts of the parking lot.
4. The applicant shall depict the Pearl Street margin lines.
5. The applicant shall replace the curbing in the area of the driveway removal, and provide a detail for the full height concrete curb.
6. The applicant shall include a curb wipe down detail for the new crosswalk ramps, with a maximum ¼” reveal—and revise the detail on A200 to show new concrete curbing in lieu of a combination curb & sidewalk.
7. The applicant shall provide a City Concrete Sidewalk Detail.
8. The applicant shall install concrete paving in the small grassy wedge between the new handicap ramp and the loading dock entrance.

9. The applicant shall depict the existing crosswalk signage.
10. The applicant shall depict new electric service for the light pole near the existing eastern signal pole.
11. The applicant shall provide plans stamped by a NY licensed PE or Architect.

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Brian Jones, Aubertine & Currier